

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Recreational use zone to Commercial use zone in plot No.1, 20, 3, 4, 5, 7, 10, 13, 11, 12 & 17 covered in Sy.No.62/P of Madhapur Village, Serilingampally Mandal, Ranga Reddy District - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 39

Dated: 08/02/2016.

Read the following:-

1. From the MC, HMDA, Hyderabad Lr.No.7088/CDA/CLU/Plg/HMDA/2011, dt:13.10.2013,
2. From the Commissioner, GHMC, Hyd. Lr.No.B/962/TPS/TP11/GHMC/2012/3937, dt:27.11.2012,
3. From the MC, HMDA, Hyderabad, Lr.No.86/CDA/CLU/DGCH/2014, dt:30.01.2014.
4. From the Commissioner, GHMC, Hyd. Lr.No.B/557/TPS/TP11/GHMC/2014/508, dt:24.02.2014.
5. Govt. Letter No.8992/I1/2012-9, M.A. & U.D. (I1) Dept., Dated:03.01.2015.
6. From the MC, HMDA, Hyderabad, Letter No. 7081/CDA/Plg/HMDA/2011, dated 18.01.2015.
7. From the MC, HMDA, Hyderabad, Letter No. 7082/CDA/Plg/HMDA/2011, dated 18.01.2015.
8. From the MC, HMDA, Hyderabad, Letter No. 7083/CDA/Plg/HMDA/2011, dated 18.01.2015.
9. From the MC, HMDA, Hyderabad, Letter No. 7084/CDA/Plg/HMDA/2011, dated 18.01.2015.
10. From the MC, HMDA, Hyderabad, Letter No. 7085/CDA/Plg/HMDA/2011, dated 18.01.2015.
11. From the MC, HMDA, Hyderabad, Letter No. 7086/CDA/Plg/HMDA/2011, dated 18.01.2015.
12. From the MC, HMDA, Hyderabad, Letter No. 7087/CDA/Plg/HMDA/2011, dated 18.01.2015.
13. From the MC, HMDA, Hyderabad, Letter No. 7088/CDA/Plg/HMDA/2011, dated 18.01.2015.
14. From the MC, HMDA, Hyderabad, Letter No. 7089/CDA/Plg/HMDA/2011, dated 18.01.2015.
15. From the MC, HMDA, Hyderabad, Letter No. 7577/CDA/Plg/HMDA/2011, dated 18.01.2015.
16. From the MC, HMDA, Hyderabad, Letter No. 7578/CDA/Plg/HMDA/2011, dated 18.01.2015.
17. Govt.Memo.No.8992/I1/2012-10, MA & UD (I1) Dept., Dated:06.02.2015.
18. From the MC, HMDA, Hyderabad, Letter No. 7088/CDA/CLU/Plg/HMDA/2011, dated 24.03.2015.
19. Govt.Lr.No.8992/I1/2012-11, MA & UD (I1) Dept., Dated:26.03.2015.
20. From the MC, HMDA, Hyderabad, Letter No. 7088/CDA/Plg/HMDA/2011, dated 15.04.2015.
21. Govt.Memo.No.4945/I1/2015-1, MA & UD (I1) Dept., Dated:21.04.2015.
22. Note received from the Prl.Secy. to CM, Ref.No.78/PrlSCM/2016, dt: 03.02.2016.

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ORDER:

The draft variation to the land use envisaged in the Notified Master Plan of Cyberabad Development Authority issued in Government

Contd...2

Memo 17th read above, was published in the extraordinary issue of the Telangana Gazette No.54, Part-I, dated 09.02.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.13,85,294/- (Rupees thirteen lakhs eighty five thousand two hundred and ninety four only) towards development charges. Hence, the draft variation is confirmed in relaxation of abeyance orders issued vide reference 21st read above.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated: **12.02.2016**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, MA & UD Department, Dated:29.10.2001, as required by sub-section (3) of the said section.

VARIATION - I

The site in Sy.Nos.62/P, Plot No.1 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 752.40 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, dt:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	12.2 Mtrs wide road.
SOUTH	:	Plot.No.2.
EAST	:	12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
WEST	:	12.2 Mtrs wide road.

VARIATION - II

The site in Sy.Nos.62/P, Plot No.20 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 929.62 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, dt:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.19.
SOUTH	:	Plot.No.28.
EAST	:	12.2 Mtrs wide road.
WEST	:	Sy.No.64 of Madhapur Village.

VARIATION - III

The site in Sy.Nos.62/P, Plot No.3 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.00 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, dt:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.2.
SOUTH	:	Plot.No.4.
EAST	:	12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
WEST	:	12.2 Mtrs wide road.

VARIATION - IV

The site in Sy.Nos. 62/P, Plot No.4 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.00 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.3.
SOUTH	:	12.2 Mtrs wide road.
EAST	:	12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
WEST	:	12.2 Mtrs wide road.

VARIATION - V

The site in Sy.Nos. 62/P, Plot No.5 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.0 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Open Space (Park).
SOUTH	:	Plot.No.6.
EAST	:	12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
WEST	:	12.2 Mtrs wide road.

VARIATION - VI

The site in Sy.Nos. 62/P, Plot No.7 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 877.80 Sq. Mtrs / 1050.0 Sq. Yds, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.6.
SOUTH	:	Plot.No.8.
EAST	:	12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
WEST	:	12.2 Mtrs wide road.

VARIATION - VII

The site in Sy.Nos. 62/P, Plot No.10 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 919.60 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	(Park) Open Space.
SOUTH	:	Plot.No.11.
EAST	:	12.2 Mtrs wide road.
WEST	:	Sy.No.64 of Madhapur Village.

VARIATION - VIII

The site in Sy.Nos. 62/P, Plot No.13 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 501.60 Sq. Mtrs / 600.0 Sq. Yds, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.12.
SOUTH	:	Plot.No.14.
EAST	:	12.2 Mtrs wide road.
WEST	:	Sy.No.64 of Madhapur Village.

VARIATION - IX

The site in Sy.Nos. 62/P, Plot No.11 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 418.06 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.10.
SOUTH	:	Plot.No.12.
EAST	:	12.2 Mtrs wide road.
WEST	:	Sy.No.64 of Madhapur Village.

VARIATION - X

The site in Sy.Nos. 62/P, Plot No.12 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 501.60 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.11.
SOUTH	:	Plot.No.13.
EAST	:	12.2 Mtrs wide road.
WEST	:	Sy.No.64 of Madhapur Village.

VARIATION - XI

The site in Sy.Nos. 62/P, Plot No.17 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 506.61 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	Plot.No.16.
SOUTH	:	Plot.No.18.
EAST	:	12.2 Mtrs wide road.
WEST	:	Sy.No.64 of Madhapur Village.

The above (11) draft variations are subject to the following conditions:

- (a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (b) The owners / applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost.
- (c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission., and it must be ensured that the best financial interests of the Government are preserved.

- (e) The change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- (f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- (h) The owners/applicant are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearance etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (i) The change of land use shall not be used as the proof of any title of the land.
- (j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (k) The owner / applicant before undertaking development activity in the site under reference existing buildings should be demolished.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (m) The applicant shall comply with conditions laid down in G.O.Ms.No.168, dt.07.04.2012. as amended from time to time.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**M.G.GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery &
Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.

The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER